



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

24 Newlands Park Road, Scarborough

Guide Price £230,000



24 Newlands Park Road

Scarborough, Scarborough

- THREE BEDROOM SEMI-DETACHED HOUSE
- WOULD MAKE AN IDEAL FAMILY HOME
- BLOCK PAVED OFF-STREET PARKING
- GENEROUS GARDEN TO THE REAR
- SET WITHIN THE SOUGHT AFTER NEWLANDS AREA
- IN PROXIMITY TO MULTIPLE POPULAR SCHOOLS

CPH are delighted to offer to the market this BAY FRONTED THREE BEDROOM, SEMI-DETACHED FAMILY HOME which is enviably located within the popular NEWLANDS/PEASHOLM area of Scarborough and benefits from OFF-STREET PARKING and a GENEROUS GARDEN completed with RAISED DECKING and a PAVED AREA.

The property comprises on the ground floor; entrance hall with stairs to the first floor and understairs storage, a light and airy bay fronted lounge and a modern kitchen/diner fitted with a range of units and double doors out to the rear gardens. To the first floor of the property lies a landing, a bay fronted master bedroom with fitted wardrobes, double bedroom, single bedroom and a tiled white three-piece suite bathroom. Externally to the front of the property lies a block paved driveway which provides off-street parking alongside a well maintained garden. To the rear of the property lies a generous garden comprising of a raised decking area with steps down to lawned area, with a paved seating area at the rear.

This property is particularly well-suited to a family and lies within the catchment area for many popular schools and further amenities and attractions nearby. The location provides excellent access to Peasholm Park, Scarborough's North Bay and the beach, Open Air Theatre, local shops and much, much more.

Viewing this property cannot be recommended enough to fully appreciate the space, setting and finish on offer from this pleasant family home.





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If you wish to make a viewing, please contact our friendly team in the office on 01723352235 or via our website at www.cphproperty.co.uk.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR

Entrance Hallway

3.6m x 1.8m max

Lounge

4.3m max into bay x 4.3m max

Kitchen/Diner

6.2m max x 3.0m

FIRST FLOOR

Landing

2.4m max x 2.0m max

Bedroom 1

4.3m max into bay x 4.3m max into wardrobes

Bedroom 2

3.8m x 3.1m

Bedroom 3

2.6m max x 1.9m max

Bathroom

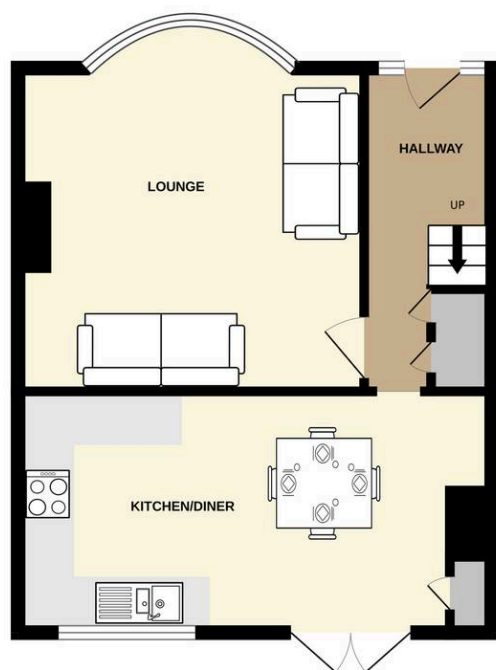
2.3m x 2.0m

PLEASE NOTE:

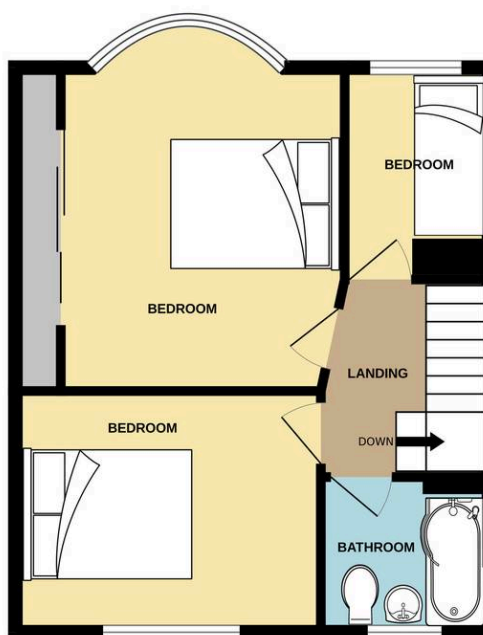
The owner of this property is a relative of a member of staff at CPH Property Services.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132